

In conversations with many affected tenants, the Madden Administration has heard a common story: accurate and actionable information is hard to come by.

## **Why are you hearing from us now?**

The City of Troy requested contact information for all impacted residents on Friday, June 23. Despite repeated requests, the owners of Harbour Point Gardens have not provided a way for the City to reach you directly. Since we do not have your contact information, we have created this handout in hopes of reaching you.

## **Why were you evacuated from the apartments at Harbour Point Gardens?**



Tenant complaints about sagging brick siding prompted the Troy Code Department to contact the property owners on **May 9, 2023**. Troy Code Enforcement ordered the property owners to provide the City of Troy with a "structural engineering report" to evaluate whether the bricks were safe or not. The law gave them 30 days to comply.

**When the deadline passed and the City still had no report, City officials let the property owners know they would be sending their own engineering firm to look at the bricks, which the property owners agreed to.**

On June 22, 2023, brick veneers observed by a structural engineer contracted by The City of Troy along seven walls on six buildings were deemed unsafe, presenting an undue risk of unjust to residents. On the recommendation of an independent engineering firm, 58 units at 16 addresses in the apartment complex were evacuated.

An overview photograph (aerial view) of the project site is provided in Figure 1.



<b>LEGEND:</b>	
	Approximate location of unsafe / unstable veneer with recommendation to remove residence and prevent entry to directly adjacent apartments
	Approximate exterior area adjacent to unsafe / unstable veneer recommended to be fenced off



**Because the risk of collapse is both imminent and unpredictable, the notices were effective "immediately." Just like a fire, the danger of falling bricks was deemed an imminent threat to residents and anyone near the bricks.** The City has never claimed that the bricks are "structural," but falling bricks can be dangerous whether they are "structural" or not.

The owner of Harbour Point Gardens apartments was instructed to immediately remediate the sagging brick siding per the structural engineers' recommendations (per Troy City Ordinances 176-17 and/or 141-18). The owners of Harbour Point were provided the structural engineering report prepared for the City of Troy on *June 23*.

On June 28th, six days after the City sent its engineering report to the owners of Harbour Point Apartments, City officials received a copy of a structural engineering report prepared for the property owners, which we believe confirms many of the key findings of the City's report.

On the afternoon of June 29, engineers contracted by the City of Troy, engineers contracted by Lexington Properties, along with other city officials and representatives of Lexington Properties met to discuss a path forward towards the remediation of deficiencies at the Harbour Point Gardens apartments

**The City's demand today is the same as it was on June 23: the property owner needs to develop a plan to address the safety issues so that residents may return home as quickly as possible. The owners do not need a permit to remove the brick facades and can start work at any time.**

### **What can I do now?**

Until Harbour Point Gardens develops a timeline, there is still uncertainty about how long you will be in temporary accommodations. While we understand the frustration you must feel, taking care of safety issues before your return home is our priority and we are hopeful the property owner will move quickly to develop a timeline.

The City of Troy is here for you, and has created a number of ways for you to stay up-to-date:

- Visit [troyny.gov/hpg](http://troyny.gov/hpg) for the latest updates and information.
- Sign-up for text alerts by sending a text message to 38276 with "hpg" in the body of the text.
- When in doubt, call the City of Troy Harbour Point Gardens helpline for displaced residents at (518) 276-7156.

### **Seeking legal assistance?**

Some of you have asked us questions that are legal in nature. Please understand that we cannot provide legal advice. We would refer you to the Legal Aid Society, Northeastern NY which has offered to assist displaced residents by directing them to legal assistance. You can contact Legal Aid by calling 833-628-0087) and by visiting <https://www.lasnny.org/>.